

FEE \$ 500

BLDG PERMIT NO 49525

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department ✓

H 3-0740-027

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2712 B 3/4 Rd TAX SCHEDULE NO. 2945-252-09-002  
 SUBDIVISION Cypher's Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING — BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1500 ±  
 (1) OWNER Vernon Johnson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2712 B 3/4 Rd  
 (1) TELEPHONE 243-2747 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Vernon Johnson USE OF EXISTING BLDGS Residence  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: adding covered patio  
 (2) TELEPHONE same

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) or 4.5' from center of ROW, whichever is greater Parking Req'mt N/A  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS TRACT 13 TRAFFIC ZONE 80

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

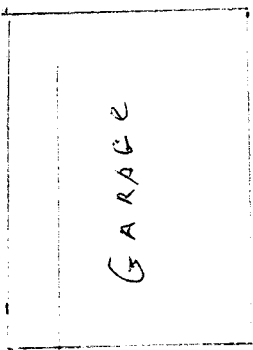
Applicant Signature Vernon Johnson Date 8-4-94  
 Department Approval Pamela Edwards Date 8-4-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Miller Fowler Date 8-4-94

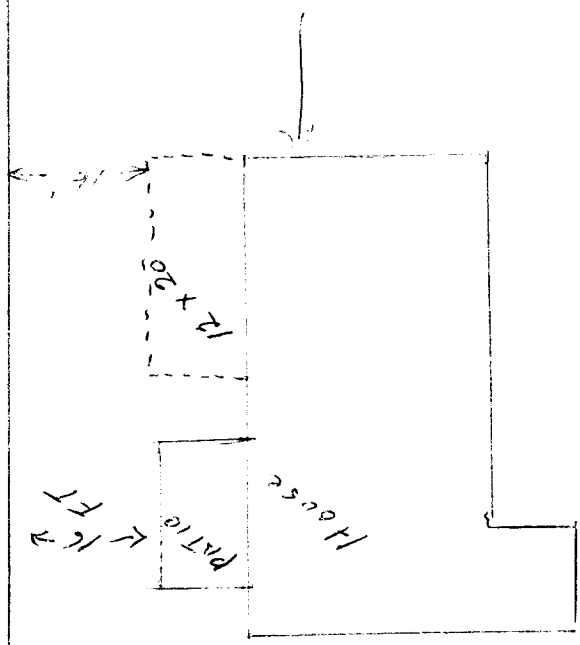
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Ronni Edwards 8/4/94*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



*+ 2' 11"*



*Driveway*

*35' FT*

FRONT

*P 3/4 RD*